

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JUNE 23, 2016
IN COUNCIL CHAMBERS – 12TH FLOOR
CITY ADMINISTRATION BUILDING
202 C STREET, SAN DIEGO, CA 92101**

CHRONOLOGY OF THE MEETING:

Vice-Chairperson Stephen Haase called the meeting to order at 9:04 a.m. Vice-Chairperson Stephen Haase adjourned the meeting at 11:18 a.m.

ATTENDANCE DURING THE MEETING:

Vice-Chairperson Stephen Haase – present
Commissioner James Whalen – present / out at 10:00 a.m.
Commissioner Anthony Wagner – present
Commissioner Sue Peerson – present
Commissioner Theresa Quiroz – present
Commissioner Douglas Austin – present
Commissioner William Hofman - present

Staff

Shannon Thomas, City Attorney – present
Tait Galloway, Planning Department - present
Elyse Lowe, Development Services Department – present
Tony Khalil, Development Services Department - present
Carmina Trajano, Recorder – present

ITEM – 1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**

Chris Rodolico commented on University Plan Amendment.

ITEM – 2: **REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:**

ITEM # 8 - GRANTVILLE GREEN MMCC – PROJECT NO. 363381 – **CONTINUED TO JULY 21, 2016**

ITEM # 9 - LIVING GREEN MMCC – PROJECT NO. 379530 - **WITHDRAWN**

ITEM # 10 - CVS 5TH & J – PROJECT NO. 2015-71 – **CONTINUED TO JULY 21, 2016**

ITEM # 14 - CONGER MIXED USE – PROJECT NO. 294307 - **WITHDRAWN**

ITEM – 3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**

ITEM # 12 - CREEKSIDE POINTE TM – PROJECT NO. 424931

ITEM – 4: **APPROVAL OF THE AGENDA:**

Accepted as presented.

ITEM – 5: **DIRECTOR'S REPORT:**

Elyse Lowe, Deputy Director from Development Services Department, Project Submittal and Management Division reported that the City Council recently approved the City of San Diego Budget. And in that budget, there is a position transfer between the Planning Department and the Development Services Department. The Historic Review Staff, five of the six will start in July 1st and be under the direction of Development Services Department. The Code Monitoring Team, which consists of three Development Project Managers, will move to Planning Department working closely with the Community Plan Updates. One Historic staff, Historic Senior Planner who is working on the Community Plan Updates will stay within the Planning Department. On Monday, the City Council approved the Development Services Department fees study, which shifts many Departments fees to flat fees including several discretionary fees into flat fees and those fees will be implemented at the beginning of October.

Tait Galloway, Program Manager from the Planning Department reported that there are number of Community Plan Update and Amendment Draft Environmental Impact Reports that are available for public comment and review. The Community Plan Update's deadlines for providing comments are as follows: Serra Mesa Community Plan Amendment deadline is July 5th, San Ysidro Community Plan Update Environmental Impact Report deadline is July 8th, North Park Golden Hill Community Plan Update deadline is July 28th and the University Mobility Plan Amendment deadline is August 1st and lastly the Uptown Community Plan Update Environmental Impact Report deadline is August 8th.

ITEM – 6: **COMMISSION COMMENT:**

Commissioner Haase commented that on Tuesday, the City Council approved the Downtown Mobility Plan per staff's recommendation and he had the opportunity to address the Council on that. He stated that he didn't see the entire motion and requested Brad Richter to share any specific comments or actions by the Council. Per Brad Richter, the Council did include the four recommended policies that the Commission requested to be added on the Mobility Plan and did make one slight adjustment only to add an alternative to the C Street corridor for the EMMES Realty Property that was also spoken at the Planning Commission Hearing and it's an option not a change in the plan.

Commissioner Hofman commented that he was able to watch the City Council Meeting and thanked Commissioner Haase for representing the Commission and commended him for doing a great job.

Commissioner Whalen commented that he would like to raise an issue; the Commission was vilified on various news media for approving the Froude project. He asked if there is a legal way for the Commission to look at project sites so that all will have the equal advantage of knowing of what's going on there and be informed about it.

Commissioner Wagner commented by asking if there will be an opportunity during the hearing for an individual to say that he can benefit from a field trip to look at a project site.

Commissioner Austin commented on the affordable housing incentives and asked the staff where it was in the process.

Commissioner Peerson commented that the Commission has new members since the Rules were approved and it's important to revisit that. She also stated that since there are many Community Plan Updates coming forward, it will be great to be out in the field to go on a site visit and have an informal workshop meeting with the community members to have a full understanding of the issues; it is beneficial for the Commission and the community.

ITEM – 7: APPROVAL OF MINUTES FROM MAY 12, 2016 AND MAY 26, 2016

COMMISSIONER QUIROZ MADE THE MOTION TO APPROVE THE MINUTES FROM MAY 12, 2016. Commissioner Peerson seconded the motion. The motion passed by a vote of 7-0 with Commissioners Haase, Austin, Hofman, Quiroz, Peerson, Wagner and Whalen voting yea.

COMMISSIONER QUIROZ MADE THE MOTION TO APPROVE THE MINUTES FROM MAY 26, 2016. Commissioner Austin seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Haase, Austin, Hofman, Quiroz, Peerson and Wagner voting yea and Commissioner Whalen abstaining.

ITEM – 8: *Appeal of Hearing Officer's decision on October 28, 2015*

NOTE: THE APPLICANT IS REQUESTING A CONTINUANCE TO DATE CERTAIN OF JULY 21, 2016.

GRANTVILLE GREEN MMCC – PROJECT NO. 363381

City Council District: 7 Plan Area: Navajo

Staff: Edith Gutierrez

No speaker slips in favor of the project were submitted.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER WHALEN MADE THE MOTION TO ACCEPT THE APPLICANT'S REQUEST TO CONTINUE THIS ITEM TO JULY 21, 2016. Commissioner Peerson seconded the motion. The motion passed by a vote of 7-0 with Commissioners Haase, Hofman, Austin, Quiroz, Peerson, Wagner and Whalen voting yea.

ITEM – 9: *Appeal of Hearing Officer's decision on April 22, 2016*

NOTE: PROJECT WITHDRAWN BY THE APPLICANT ON JUNE 10, 2016 AND REQUESTING FOR FUTURE DATE.

LIVING GREEN MMCC – PROJECT NO. 379530

City Council District: 7 Plan Area: Navajo

Staff: Edith Gutierrez

No speaker slips in favor of the project were submitted.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

THIS ITEM WAS WITHDRAWN.

ITEM – 10: **CVS 5TH & J – PROJECT NO. 2015-71**

City Council District: 3 Plan Area: Downtown

Staff: Steve Bossi

No speaker slips in favor of the project were submitted.

Speaker slips in opposition to the project submitted by Marsha Sewell, Cindy Blair, Gary Smith, Michael Trimble, Howard Greenbell, Paul Karcho, Bob Frear, Aron Langellier, David Marshall and Catalina Presbill.

COMMISSION ACTION:

COMMISSIONER WHALEN MADE THE MOTION TO ACCEPT APPLICANT'S REQUEST TO CONTINUE THIS ITEM TO JULY 21, 2016. Commissioner Peerson seconded the motion. The motion passed by a vote of 7-0 with Commissioners Haase, Hofman, Austin, Quiroz, Peerson, Wagner and Whalen voting yea.

ITEM – 11: **NEIL GOOD DAY CENTER (1402 COMMERCIAL STREET) – PROJECT NO. 2016-13**

City Council District: 3 Plan Area: Downtown

Staff: Steve Bossi

Speaker slips in favor of the project submitted by Bill Bolstad, Marcela Escobar-Eck, Paul Delessio, May Rosas, Craig Benedetto, Brendan Coffey and Gary Smith.

Speaker slips in opposition to the project submitted by Dante Cano (Note: Arrived late at the hearing, item had already concluded and submitted slip approximately 11 a.m.)

COMMISSION ACTION:

COMMISSIONER QUIROZ MADE THE MOTION TO APPROVE PDP/CUP NO. 2015-71, SUBJECT TO MODIFICATIONS TO THE CONDITIONS IN THE DRAFT PERMIT FOR MINIMIZING LOITERING, ENCLOSING AND SECURING THE FACILITY WHEN IT IS NOT OPERATING, REMOVING GRAFFITI WITHIN 24 HOURS, REMOVING PUBLIC NUISANCE LANGUAGE, AND REMOVING A CONDITION REQUIRING AN ANNUAL ADMINISTRATIVE REVIEW. Commissioner Haase seconded the motion. The motion passed by a vote of 4-0-3 with Commissioners Haase, Hofman, Quiroz and Wagner voting yea and with Commissioner Whalen absent and with Commissioners Austin and Peerson recusing

ITEM – 12: **CREEKSIDE POINTE TM – PROJECT NO. 424931**
City Council District: 4 Plan Area: Encanto

Staff: Derrick Johnson

Speaker slips in favor of the project submitted by Robert Ito, Roxanne Girard, Ray Smith and Robert Tambuzi.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER WAGNER MADE THE MOTION TO PLACE THIS ITEM ON CONSENT APPROVING THE STAFF RECOMMENDATION TO CERTIFY THE ADDENDUM TO THE SOUTHEASTERN SAN DIEGO COMMUNITY PLAN 2015 ENVIRONMENTAL IMPACT REPORT NO. 386029 THAT WAS PREPARED FOR THIS PROJECT AS WELL AS THE ERRATA TO ADDENDUM TO ENVIRONMENTAL IMPACT REPORT (EIR) DATED JUNE 10, 2016, AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM; APPROVE TENTATIVE MAP NO. 149351; APPROVE SITE DEVELOPMENT PERMIT NO. 1494353; AND APPROVE PLANNED DEVELOPMENT PERMIT NO. 1494352.

Commissioner Whalen seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Haase, Hofman, Austin, Quiroz, Wagner and Whalen voting yea and with Commissioner Peerson recusing.

ITEM – 13: **STEVENSON PROPERTY – PROJECT NO. 421571**
City Council District: 2 Plan Area: Clairemont Mesa

Staff: Morris Dye

Speaker slips in favor of the project submitted by Ryan Green and Daniel Rehm.

Speaker slips in opposition to the project submitted by David Curtis.

COMMISSION ACTION:

COMMISSIONER WAGNER MADE THE MOTION TO ADOPT MITIGATED NEGATIVE DECLARATION NO. 421571 AND ADOPT MITIGATION, MONITORING AND REPORTING PROGRAM; AND APPROVE SITE DEVELOPMENT PERMIT NO. 1475180; AND APPROVE VESTING TENTATIVE MAP NO. 1475178. Commissioner Austin seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Haase, Hofman, Austin, Quiroz, Peerson and Wagner voting yea and Commissioner Whalen absent.

ITEM – 14: **NOTE: PROJECT WITHDRAWN BY CITY STAFF ON JUNE 13, 2016 AND WILL RE-NOTICE FOR FUTURE DATE.**

CONGER MIXED USE – PROJECT NO. 294307

City Council District: 1 Plan Area: La Jolla

Staff: John S. Fisher

No speaker slips in favor of the project were submitted.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

THIS ITEM WAS WITHDRAWN.